067.0	0002	0005.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,000 /	756,000
					USE VALUE:	756,000 /	756,000
					ASSESSED:	756,000 /	756,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MONTROSE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEVENS NATHANIEL J
Owner 2:	
Owner 3:	
Street 1:	11 MONTROSE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,458 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 2064 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6458.000	326,400		429,600	756,000
Total Card	0.148	326,400		429,600	756,000
Total Parcel	0.148	326,400		429,600	756,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.28 | /Parcel: 366.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42787

GIS Ref

GIS Ref

Insp Date 11/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.0-0002-0005.A

!5719!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,500	0	6,458.	429,600	756,100	756,100	Year End Roll	12/18/2019
2019	101	FV	261,700	0	6,458.	398,900	660,600	660,600	Year End Roll	1/3/2019
2018	101	FV	261,700	0	6,458.	398,900	660,600	660,600	Year End Roll	12/20/2017
2017	101	FV	261,700	0	6,458.	349,800	611,500	611,500	Year End Roll	1/3/2017
2016	101	FV	261,700	0	6,458.	319,100	580,800	580,800	Year End	1/4/2016
2015	101	FV	245,700	0	6,458.	282,300	528,000	528,000	Year End Roll	12/11/2014
2014	101	FV	245,700	0	6,458.	267,000	512,700	512,700	Year End Roll	12/16/2013
2013	101	FV	245,700	0	6,458.	254,100	499,800	499,800		12/13/2012

PRINT

Date	Time
12/10/20	20:33:56

LAST REV

Date	Time
08/12/19	11:29:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5719

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DORMAN SAMUEL/E	29213-94		10/14/1998		244,900	No	No		Y

USER DEFINED

Prior Id # 1:	42787
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2006	1117	Redo Kit	157,940	C		G8	GR FY08	remod attic w/ mbd
2/16/1999	82	Alterati	6,000					REMODEL 1ST FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	BS	Barbara S
4/18/2009	Meas/Inspect	372	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
8/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6458		Sq. Ft.	Site		0	70.	0.95	12									429,620						429,600	

Total AC/HA: 0.14826 | Total SF/SM: 6458 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 429,620 | Spl Credit | Total: 429,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.15872097
Const Adj.:	0.98990101
Adj $ / SQ:	120.437
Other Features:	83974
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400953
Depreciation:	74577
Depreciated Total:	326375

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

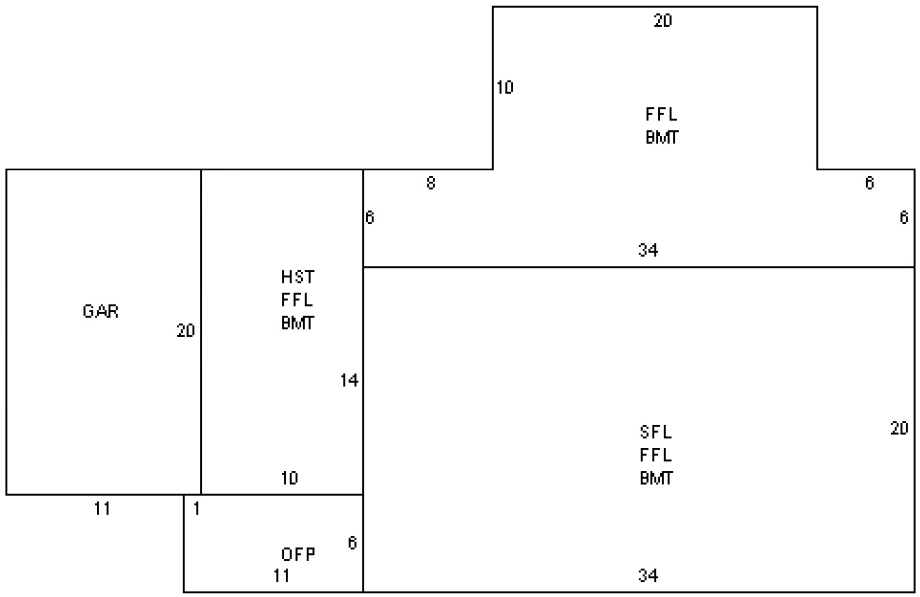
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.48
Special Features:	0	Val/Su Net:	108.37
Final Total:	326400	Val/Su SzAd	158.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,284	120.440	154,641
SFL	Second Floor	680	120.440	81,897
BMT	Basement	642	36.130	23,196
GAR	Garage	240	25.160	6,038
HST	Half Story	100	120.440	12,044
OFP	Open Porch	66	41.080	2,711

Net Sketched Area:	3,012	Total:	280,527
Size Ad	2064	Gross Are	3754	FinArea	2064
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X11	A	AV	2018	0.00	T	1	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc